COUNTY OF SAN DIEGO

MSCP
1998 ANNUAL REPORT

Department of Planning and Land Use
Multiple Species Conservation Program

COUNTY OF SAN DIEGO

1998 ANNUAL REPORT OF THE MULTIPLE SPECIES CONSERVATION PLAN

MARCH - DECEMBER 1998

COUNTY OF SAN DIEGO

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TABLE OF CONTENTS

INTRODUCTION 1

REPORT SUMMARY. 2

County of San Diego MSCP Area - Figure 1. 3
Baseline Vegetation Totals - Table 1. 4
Take/Preservation Totals - Table 2. 5
Lake Hodges Segment: Total Conveyance Acreage - Table 3. . 6
South County Conveyance Areas - Table 4. 7
Metro-Lakeside-Jamul Preservation - Table 5. 10
Metro-Lakeside-Jamul Preservation Without Credit - Table 6. . 11
Metro-Lakeside-Jamul Take Totals - Table 7. 11
Mitigation Banks - Table 8. 12
Government Purchases - Table 9. 14
Take/Preservation Codes 16
Attachment A 17
Final Maps Approved in 1998 - Table 10 17
Maps - Figures 2 - 19. 21
Grading Permits Issued in 1998 - Table 11. 38
Maps - Figures 20 - 37. 41
Building Permits Issued in 1998 - Table 12. 59
Maps - Figures 38 - 67. 62
Attachment B. 92
Government Purchases - Table 13. 92
Maps - Figures 67 - 71. 94
Mitigation Banks - Table 14. 99
Maps - Figures 71 - 79. 101
Subarea Plan Open Space - Table 15 110
Maps - Figures 79 - 88. 111

INTRODUCTION

The County Board of Supervisors adopted the County of San Diego's Subarea Plan for the Multiple Species Conservation Program on October 22, 1997. The County's associated Implementation Agreement (IA), became effective on March 17, 1998. The IA identifies the goals, objectives and responsibilities of the signatories including the California Department of Fish and Game, the United States Fish and Wildlife Service, and the County of San Diego.

This is the First Annual Habitat Tracking Report for the County of San Diego's Multiple Species Conservation Program. The report has been prepared in accordance with Section 4.4 of the County's Subarea Plan, and Section 14.0 of the IA. It provides an accounting of the habitat lost and preserved from March 17, 1998, through the end of the calendar year.

REPORT SUMMARY

The County is required to account for the amount of habitat lost (take), and gained (preservation), on a yearly basis. The Subarea Plan covers approximately 252,248 acres of land. The overall preservation goal of the County's Subarea Plan is expected to cover approximately 101,268 acres of land. Prior to March 17, 1998, there were approximately 62,550.67 acres (Baseline Preserve Area), of preservation land that was included in the Subarea Plan (Figure 1). This land includes all land acquired within the Subarea either by the Federal, State or Local jurisdictions or land that was negotiated to be preserved by private landowners within the Lake Hodges and South County Segments.

Table 1 provides information, by vegetation type, of the amount of each type of vegetation preserved prior to implementation of the Subarea Plan. Based on this information the County, along with its public and private partners, will be required to obtain approximately 38,717.33 acres of land to meet the preservation goal of 101,268 acres.

The report accounts for habitat loss and conservation within the Subarea Plan associated with the following types of development projects between March 17, 1998, and December 31, 1998:

1. Private Projects (TM/TPM's) that have Final Map Approval.
2. Projects that have been issued Grading Permits.
3. Building Permits exempt from the Biological Mitigation Ordinance.
4. New agricultural clearing exempt from the Biological Mitigation Ordinance.
5. Lands acquired by the County or other governmental agency for Preservation Purposes.
6. Approved Mitigation Bank Lands with *at least* one credit utilized and Non-approved Mitigation Banks.

FIGURE 1 - COUNTY OF SAN DIEGO MSCP AREA

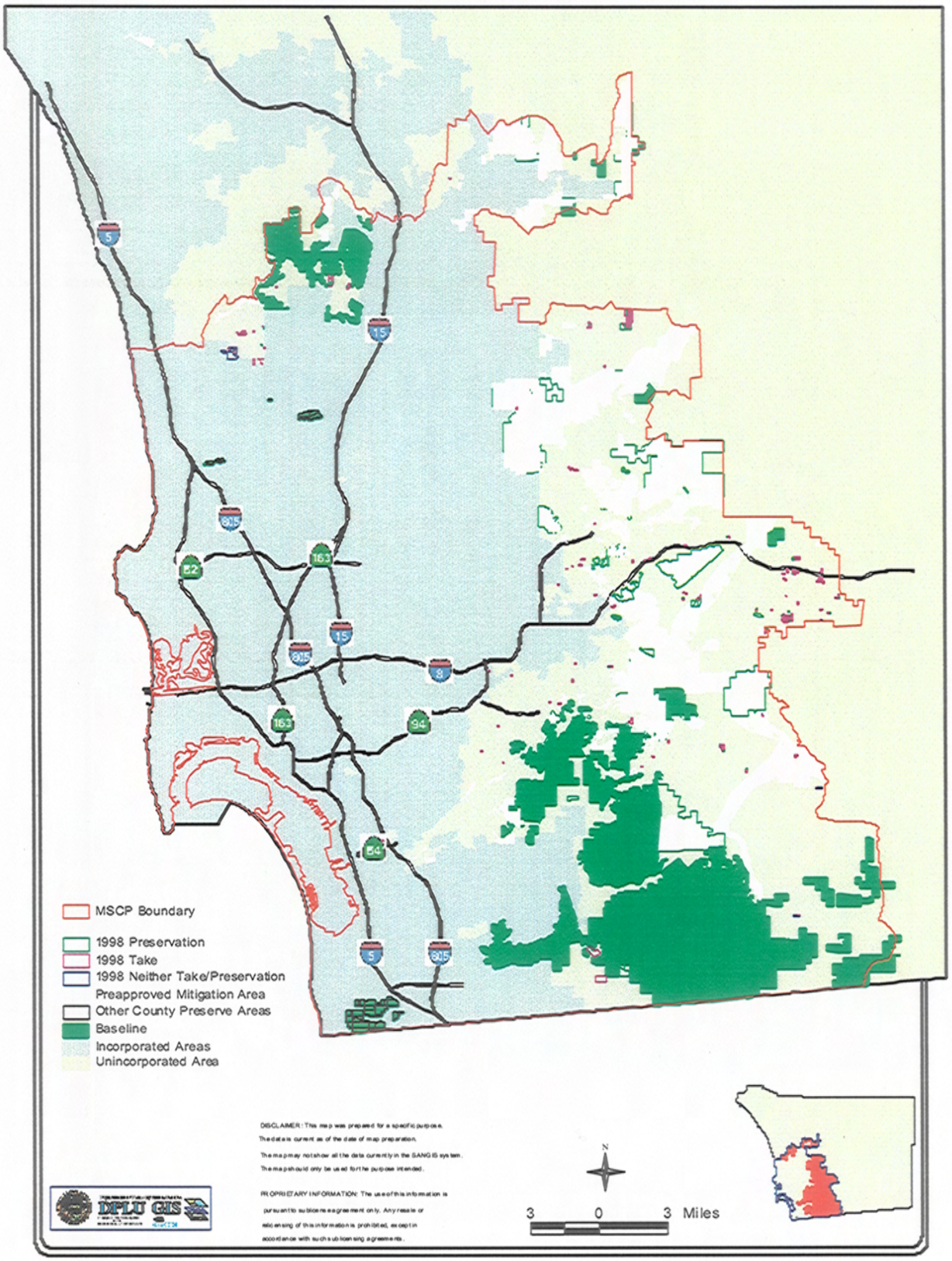

TABLE 1 – BASELINE VEGETATION TOTALS

VEGETATION TYPE	ACRES
Eucalyptus Woodland	69.14
Disturbed Wetland	25.57
Disturbed Habitat	428.21
Urban/Developed	342.49
Freshwater	23.51
Non-Vegetated Channel	148.25
General Agriculture	21.85
Orchards and Vineyards	22.22
Intensive Agriculture	0.25
Extensive Agriculture	195.6
Maritime Succulent Scrub	187.88
Diegan Coastal Sage Scrub	25400.2
Chaparral	17111.03
Southern Mixed Chaparral	6499.91
Southern Granitic mixed Chaparral	227.7
Northern mixed Chaparral	32.33
Granitic Northern Mixed Chaparral	709.71
Chamise Chaparral	1011.28
Maritime Chaparral	11.46
Coastal Sage-Chaparral Scrub	409.55
Valley and Foothill Grassland	619.43
Valley Needlegrass Grassland	303.51
Non-Native Grassland	1134.69
Freshwater Seep	1.86
Cismontane Alkali Marsh	119.08
Freshwater Marsh	16.28
Coastal and Valley Freshwater Marsh	72.04
Southern Riparian Forest	210.6
Southern Coast Live Oak Riparian Forest	388.37
Southern Arroyo Willow Riparian Forest	21.69
Southern Cottonwood-Willow Riparian	15.84
Southern Sycamore-Alder Riparian Woodland	18.01
Southern Riparian Scrub	34.37
Mule Fat Scrub	7.64
Southern Willow Scrub	42.14
Tamarisk Scrub	390.68
Coast Live Oak Woodland	219.86
Dense Coast Live Oak Woodland	431.68
Open Engelmann Oak Woodland	15.24
Southern Interior Cypress Forest	5609.52
GRAND TOTAL	***62550.67***

The overall amount of take and preservation that occurred during the 1998 accounting period was 884.49 acres and 10,022.51 acres respectively. These totals include both urban/developed and disturbed habitat types. Subtracting 302.81 and 171.79 acres of urban/developed and disturbed habitat from the above totals results in an overall take of 581.68 acres and preservation of 9,850.72 acres (Table 2). Table 2 also identifies areas that are considered as neither take nor preserve. This includes 136.12 acres of land that were identified as non-biological open space or areas outside of take associated with building permits and agricultural clearing.

TABLE 2 - TAKE/PRESERVATION TOTALS

TAKE/PRESERVATION	ACRES
Preservation	**10022.51**
Take	**884.49**
Neither	**136.12**
GRAND TOTAL	**11043.12**

The IA identifies that, regionally, the goal of the Subarea Plan is to create a 101,268-acre preserve. The Subarea Plan is comprised of three separate segments: the Lake Hodges segment, the South County segment and the Metro-Lakeside-Jamul segment.

The Lake Hodges segment and the South County segments include hard-line preserve areas. The preserve areas within these two segments were designated through negotiations between several private property owners, the Resource Agencies and the County prior to adoption of the MSCP. Preserve areas within the Metro-Lakeside-Jamul segment of the County's MSCP are being assembled through exactions placed upon development occurring within the segment or through acquisition by the local, state or federal government. Acquisitions will be obtained only from willing sellers.

LAKE HODGES SEGMENT

The Lake Hodges segment covers approximately 8,814 acres of mostly vacant land. The preservation goal for this segment will include approximately 4,589 acres of natural habitat exclusive of ruderal and disturbed habitats. This total includes all the areas to be placed within the preserve boundaries prior to approval of the MSCP as negotiated.

In 1998, conservation easements within this segment were conveyed to the County (or other Resource Manager) - over 829.91 acres of habitat. (Table 3 - Lake Hodges Conveyance Areas). The conveyance areas are identified on Figure 1 by green hatching.

Table 3 indicates, by habitat type (Holland95), the amount of each vegetation type that makes up this 829.91 acres.

TABLE 3 – LAKE HODGES SEGMENT: TOTAL CONVEYANCE ACREAGE

HOLLAND95	VEGETATION TYPE	ACRES
11100	Eucalyptus Woodland	6.72
11200	Disturbed Wetland	0.06
11300	Disturbed Habitat	21.01
13140	Freshwater	4.37
13200	Non-Vegetated Channel	2.08
18000	General Agriculture	1.72
18300	Extensive Agriculture	21.12
32500	Diegan Coastal Sage Scrub	446.76
37000	Chaparral	6.66
37120	Southern Mixed Chaparral	192.27
37200	Chamise Chaparral	13.27
37G00	Coastal Sage-Chaparral Scrub	15.47
42110	Valley Needlegrass Grassland	18.04
42200	Non-Native Grassland	28.98
45400	Freshwater Seep	1.76
52410	Coastal and Valley Freshwater Marsh	17.54
61300	Southern Riparian Forest	0.00
61310	Southern Coast Live Oak Riparian Forest	0.25
61320	Southern Arroyo Willow Riparian Forest	9.98
63300	Southern Riparian Scrub	0.67
63310	Mule Fat Scrub	3.73
63320	Southern Willow Scrub	16.35
71160	Coast Live Oak Woodland	1.10
Grand Total		**829.91**

SOUTH COUNTY SEGMENT

The South County segment covers approximately 82,767 acres of land in the southwestern portion of the County. The preservation goal for this segment will include approximately 48,240 acres of natural habitat exclusive of ruderal and disturbed habitats. This total includes all the areas to be placed within the preserve boundaries prior to approval of the MSCP as negotiated.

In 1998, conservation easements within this segment were conveyed to the County or other Resource Manager - over 1,450.89 acres of habitat (Table 4 - South County Conveyance Areas). The conveyance areas are identified by green hatching on Figure 1. Table 6 indicates, by habitat type (Holland95), the amount of each vegetation type that makes up this 1,450.89 acres.

Table 4 indicates the total acreage of the preserve within the South County segment. This acreage is included in the County's baseline totals identified in Table 1.

TABLE 4 -SOUTH COUNTY CONVEYANCE AREAS

HOLLAND95	VEGETATION	ACRES
11200	Disturbed Wetland	**0.04**
11300	Disturbed Habitat	**11.53**
13200	Non-Vegetated Channel	**0.11**
18300	Extensive Agriculture	**0.04**
32500	Diegan Coastal Sage Scrub	**1003.03**
37000	Chaparral	**291.25**
37120	Southern Mixed Chaparral	**49.19**
37200	Chamise Chaparral	**72.47**
42000	Valley and Foothill Grassland	**2.97**
42110	Valley Needlegrass Grassland	**0.09**
45300	Alkali Meadows	**0.00**
71162	Dense Coast Live Oak Woodland	**3.25**
83230	Southern Interior Cypress Forest	**16.92**
Grand Total		**1450.89**

Subsequent to the approval of the MSCP, the Trust for Public Lands acquired approximately 929 acres of land known as the Las Montanas Specific Plan Area. This area was transferred into the Sweetwater National Wildlife Refuge Area managed by the United States Fish and Wildlife Service. This area will modify the South County segment because areas previously identified as take-authorized will not be developed.

The Las Montanas Specific Plan, as approved, would have allowed development of approximately 349 acres of the project area and would have included 535 acres of onsite open space and 23 acres of offsite open space, which were included in the baseline totals indicated in Table 1. Since no development will occur on Las Montanas, the South County segment preserve area has increased by 349 acres.

This area will be included by the County to meet the overall regional preservation goal of 101,268 acres.

METRO-LAKESIDE-JAMUL SEGMENT

The Metro-Lakeside-Jamul Segment, largest of the three segments, covers approximately 172,952 acres of land, of which 115,241 acres are considered natural and having habitat value. The preserve area planned for this segment will include approximately 44,764 acres of land.

As of December 31, 1998, there were approximately 7,437.79 acres of habitat preserved within this segment (Table 5: Metro-Lakeside-Jamul Preservation). An additional area totaling* 155.14 acres of habitat has been preserved outside of the Pre-Approved Mitigation Area (Table 6).

The Pre-Approved Mitigation Area includes the major biological core and linkage areas in the Metro-Lakeside-Jamul Segment and therefore approximates the location of the ultimate Preserve for this area. Lands preserved outside of the Pre-Approved Area will not be counted towards the County's preserve requirements unless the Wildlife Agencies and the County agree that such areas provide equivalent and acceptable Core and Linkage preserve values.

Critical Biological Resources – Several critical biological resource areas identified in Section 4.2.3 of the MSCP were acquired during 1998. Critical biological resource areas are defined as having high biological value and include locations of critical populations of target species. These include Daley Ranch, Sequan Peak, McGinty Mountain, and portions of Lake Hodges. These parcels were either purchased outright by local, state or federal agencies (Daley Ranch, Sequan Peak) or were acquired as Mitigation Banks (McGinty Mountain, and several parcels adjacent to Lake Hodges).

Linkages – In addition to the above resource areas, portions of a habitat linkage areas were acquired by the County of San Diego. These included approximately 86.0 acres in Lakeside known as the Lakeside Archipelago.

Within the Metro-Lakeside-Jamul Segment, specific mitigation requirements for individual projects will be consistent with the mitigation requirements set forth in the MSCP, the Subarea Plan and the County's Biological Mitigation Ordinance.

Based on the information provided in Attachment A and B and the above discussion, the cumulative take and the cumulative preservation in the Metro-Lakeside-Jamul Segment is 460.90 acres and 7557.66 acres

*Does not include Disturbed Habitat or Urban Developed Acreage.

respectively (Tables 5 and 7). These numbers indicate that habitat is being preserved at approximately 16.0 acres for every acre of take. Therefore, preservation of habitat is occurring in rough-step with development within the Metro-Lakeside-Jamul Segment of Subarea Plan.

During the preparation of this annual report an anomaly was identified within the Pre-approved mitigation area (PAMA) boundaries. This anomaly showed that several grading projects, which were within the PAMA area, did not have any natural habitat. There were three grading permits issued during 1998 that highlighted this anomaly. These three permits are included as figures 84, 85 and 86 (Attachment B). These projects clearly indicate that the PAMA includes non-habitat area within its boundary. These areas will not be considered as take and could potentially affect the overall amount of mitigation area that was estimated to be acquired from private development proposals.

TABLE 5 - METRO-LAKESIDE-JAMUL PRESERVATION

HOLLAND95	VEGETATION	ACRES
11200	Disturbed Wetland	46.88
11300	Disturbed Habitat	85.93
12000	Urban/Dev	33.94
13140	Freshwater	2.78
13200	Non-Vegetated Channel	4.89
18100	Orchards and Vineyards	6.64
18200	Intensive Agriculture	0.93
18300	Extensive Agriculture	750.24
18320	Row Crops	4.40
32500	Diegan Coastal Sage Scrub	3030.98
37000	Chaparral	2764.58
37120	Southern Mixed Chaparral	224.23
37121	Southern Granitic mixed Chaparral	164.79
37210	Granitic Chamise Chaparral	5.06
37C30	Southern Maritime Chaparral	0.0
37G00	Coastal Sage-Chaparral Scrub	77.29
42000	Valley and Foothill Grassland	133.63
52410	Coastal and Valley Freshwater Marsh	20.43
61310	Southern Coast Live Oak Riparian Forest	92.20
63300	Southern Riparian Scrub	1.16
71162	Dense Coast Live Oak Woodland	106.68
71181	Open Engelmann Oak Woodland	0.0
Grand Total		**7557.66**

TABLE 6 - METRO-LAKESIDE-JAMUL PRESERVATION WITHOUT CREDIT

HOLLAND95	VEGETATION	ACRES
11300	Disturbed Habitat	3.68
12000	Urban/Dev	8.12
18100	Orchards and Vineyards	1.01
32500	Diegan Coastal Sage Scrub	28.38
37000	Chaparral	73.59
37120	Southern Mixed Chaparral	8.12
37121	Southern Granitic mixed Chaparral	15.39
37C30	Southern Maritime Chaparral	0.89
42000	Valley and Foothill Grassland	9.55
61310	Southern Coast Live Oak Riparian Forest	3.08
71162	Dense Coast Live Oak Woodland	14.38
71181	Open Engelmann Oak Woodland	0.75
Grand Total		**166.94**

TABLE 7 – METRO-LAKESIDE-JAMUL TAKE TOTALS

HOLLAND95	VEGETATION	ACRES
11100	Eucalyptus Woodland	0.00
11200	Disturbed Wetland	16.01
18100	Orchards and Vineyards	14.59
18200	Intensive Agriculture	13.14
18300	Extensive Agriculture	15.71
32500	Diegan Coastal Sage Scrub	66.65
37000	Chaparral	144.01
37120	Southern Mixed Chaparral	40.90
37121	Southern Granitic mixed Chaparral	75.27
37C30	Southern Maritime Chaparral	1.55
42000	Valley and Foothill Grassland	66.70
42200	Non-Native Grassland	0.96
61310	Southern Coast Live Oak Riparian Forest	2.19
63300	Southern Riparian Scrub	0.45
63320	Southern Willow Scrub	0.17
71162	Dense Coast Live Oak Woodland	2.25
71181	Open Engelmann Oak Woodland	0.35
Grand Total		**460.90**

MITIGATION BANKS AND GOVERNMENT PURCHASES

During 1998, several public and private projects utilized mitigation banks to offset their biological impacts. There are two types of mitigation banks found throughout the County. First, there are mitigation banks that are approved by the Resource Agencies. Secondly, there are those that have not yet received approval from the Resource Agencies. The difference between the two types of banks is that for approved banks the County receives credit for the entire acreage within the bank at the time when the first credit is purchased. However, the County receives credit in non-approved banks only for the total acreage, which has recorded conservation easements. In 1998, projects utilized ten different banks for offsite mitigation (Table 8).

TABLE 8 – MITIGATION BANKS

PRESEVATION CODE	BANK NUMBER	BANK NAME[1]	BANK MANAGER[2]	CREDITS USED/CREDITS AVAILABLE[3]	ACRES[4]
106	MB-1	Santa Fe Views Mitigation Bank	TET	10.00/96.54 acres	88.66
103	MB-10	Singing Hills MB	United States of America		73.93
106	MB-2	Lake Hodges Mitigation Bank	TET	13.26/104.00 acres	47.55
101	MB-3	San Vicente Conservation Bank I	TET	72.32/320.00 acre – Approved	377.16
102	MB-4	Lakeside Curren Mitigation Bank	TET	6.19/6.19 acres	4.07
107	MB-5	Upham Vernal Pools Mitigation Bank	TET	3.85/21.02 acres	25.37
107	MB-6	O'Neal Canyon Preserve	TET	411.40/420 acres	441.37
107	MB-7	Mt. Miguel Mitigation Bank	TET	50/50 acres	51.85
107	MB-8	Marron Valley Preserve	TET	3.0/561.76 acres	587.89
107	MB-9	McGinty Mountain Preserve	TET	199.85/355.81	150.96
	Grand Total			**1076.56[5]**	**1848.81**

1. **Bank Name – As identified by The Environmental Trust (TET)**
2. **Owner/Manager of bank**
3. **Credits used/credits available – information provided by TET**
4. **Acres = Acreage as provided through GIS**
5. **Total does not include Singing Hills**

For purposes of this report, approved mitigation banks included: The San Vicente-1 Conservation Bank totaling approximately 377 acres. Non-approved banks included: The Santa Fe Views Mitigation Bank, the Lake Hodges Mitigation Bank, Lakeside Curren Mitigation Bank, Upham Vernal Pool Mitigation Bank, O'Neal Canyon Preserve Area, The Mt. Miguel Mitigation Bank, The Marron Valley Preserve (recently acquired by the Bureau of Land Management) and the McGinty Mountain Preserve. The non-approved banks cover approximately 1,322.07 acres of land of which 1,112.67 acres have conservation easements granted over them. Singing Hills Mitigation Bank has been included with County Purchases. Several other banks such as the Sweetwater Mitigation Bank and

Boden Canyon have been accounted for within the baseline vegetation totals listed in Table 1.

GOVERNMENT PURCHASES

The Subarea Plan requires that the Governmental Agencies (Local, State and Federal), acquire approximately 18,000 acres of land in the Metro-Lakeside-Jamul Segment of the Subarea Plan. The goal for the county is to obtain approximately 9,425 acres of land with the Resource Agencies providing the other 9,425 acres.

During 1998, the Governmental Agencies acquired approximately 6992.0 acres of land for the purposes of Habitat Protection (Table 8). Currently there are five (5) properties that have been acquired. Three properties totaling 6905.91 acres were acquired by the State including: Crestridge, Sequan Peak, and Daley Ranch. Two others, totaling 160.02 acres were acquired by the county including: 86.09 acres of land within the Lakeside archipelago (Lakeside-1, Table 9) and the Singing Hills Mitigation Bank totaling approximately 73.93 acres.

TABLE 9 – GOVERNMENT PURCHASES

PRESERVATION CODE	NAME	HOLLAND95	VEGETATION TYPE	ACRES
103	Lakeside 1	11300	Disturbed Habitat	0.97
103	Lakeside 1	12000	Urban/Dev	7.10
103	Lakeside 1	32500	Diegan Coastal Sage Scrub	85.01
103	Lakeside 1	42000	Valley and Foothill Grassland	0.11
	Lakeside 1 Total			**93.19**
103	Crestridge	11300	Disturbed Habitat	0.60
103	Crestridge	12000	Urban/Dev	6.16
103	Crestridge	18100	Orchards and Vineyards	6.64
103	Crestridge	32500	Diegan Coastal Sage Scrub	475.01
103	Crestridge	37000	Chaparral	1096.49
103	Crestridge	37120	Southern Mixed Chaparral	42.10
103	Crestridge	37G00	Coastal Sage-Chaparral Scrub	55.02
103	Crestridge	42000	Valley and Foothill Grassland	11.63
103	Crestridge	61310	Southern Coast Live Oak Riparian Forest	14.96
103	Crestridge	71162	Dense Coast Live Oak Woodland	64.06
	Crestridge Total			**1772.67**
103	Singing Hills MB	12000	Urban/Dev	0.01
103	Singing Hills MB	32500	Diegan Coastal Sage Scrub	73.93
	Singing Hills MB Total			**73.94**
103	Sequan Peak	11300	Disturbed Habitat	1.16
103	Sequan Peak	12000	Urban/Dev	0.58
103	Sequan Peak	18200	Intensive Agriculture	0.02
103	Sequan Peak	18320	Row Crops	4.40
103	Sequan Peak	32500	Diegan Coastal Sage Scrub	174.47
103	Sequan Peak	37000	Chaparral	1658.61
103	Sequan Peak	37121	Southern Granitic mixed Chaparral	158.03
103	Sequan Peak	37210	Granitic Chamise Chaparral	5.06
103	Sequan Peak	42000	Valley and Foothill Grassland	4.13
103	Sequan Peak	61310	Southern Coast Live Oak Riparian Forest	73.58
103	Sequan Peak	71162	Dense Coast Live Oak Woodland	38.67
	Sequan Peak Total			**2118.71**
103	Daley Ranch	11200	Disturbed Wetland	46.88
103	Daley Ranch	11300	Disturbed Habitat	83.20
103	Daley Ranch	12000	Urban/Dev	16.54
103	Daley Ranch	13140	Freshwater	2.78
103	Daley Ranch	13200	Non-Vegetated Channel	4.89
103	Daley Ranch	18200	Intensive Agriculture	0.91
103	Daley Ranch	18300	Extensive Agriculture	750.24
103	Daley Ranch	32500	Diegan Coastal Sage Scrub	1882.21
103	Daley Ranch	37120	Southern Mixed Chaparral	109.93
103	Daley Ranch	42000	Valley and Foothill Grassland	117.76
103	Daley Ranch	52410	Coastal and Valley Freshwater Marsh	20.43
103	Daley Ranch	61310	Southern Coast Live Oak Riparian Forest	0.77
103	Daley Ranch	71162	Dense Coast Live Oak Woodland	1.24
	Daley Ranch Total			**3037.78**
	Grand Total			**7096.29**

OTHER AREAS

There are several areas of County owned land that are within other jurisdictions. Notables of these areas include the Los Penasquitos Canyon Preserve and the Tijuana Valley River Park. Presently the Los Penasquitos Canyon Preserve consists of 277.38 acres and the Tijuana Valley River Park, 1185.21 acres (Figures 87 and 88).

AGRICULTURAL EXEMPTIONS

During 1998, only two agricultural exemptions were issued that affected natural habitat. These exemptions impacted 3.38 acres of habitat.

TAKE-PRESERVATION CODES

The following are codes used in the County of San Diego 1998 Annual Report:

PRESERVATION: 10

101 Approved Mitigation Banks
102 Non-Approved Mitigation Banks
103 Government Purchases
104 Onsite Mitigation within the Pre-Approved Mitigation Area (Pama)
105 Offsite Mitigation within the Pama
106 Preservation within the Lake Hodges Subarea Plan
107 Preservation within the South County Subarea Plan
108 Preservation Areas outside the Pama With Credit
109 Preservation outside Pama Without Credit

TAKE: 20

201 Take with Related Mitigation (TM'S, TPM'S etc.)
202 Take with No Mitigation (TM'S, TPM'S etc.)
203 Take with Building Permits
204 Take with Agricultural Exemptions
205 Take with Clearing Permits (2,5,10 acres)

NEITHER TAKE NOR PRESERVE*: 30

301 Building Permits
302 Clearing Permits
303 Agricultural Clearing
304 Donut Holes
305 Golf Course Areas

* Areas outside approved Take areas but not within Preserve areas